

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Genesee County

State: MI

PJ's Total HOME Allocation Received: \$16,607,145

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	95.64 %	90.35 %	5	93.41 %	67	71	
% of Funds Disbursed	86.59 %	83.25 %	10	84.68 %	47	51	
Leveraging Ratio for Rental Activities	2.15	3.19	11	4.72	36	29	
% of Completed Rental Disbursements to All Rental Commitments***	99.54 %	89.56 %	12	80.76 %	47	58	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.43 %	71.00 %	13	68.18 %	45	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	74.58 %	87.53 %	15	80.32 %	25	25	
% of 0-30% AMI Renters to All Renters***	10.51 %	52.43 %	19	45.16 %	6	4	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.56 %	1	95.04 %	100	100	
Overall Ranking:			In State:	18 / 20	Nationally:	36 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,115	\$26,400		\$26,037	295 Units	45.50 %	
Homebuyer Unit	\$7,338	\$17,388		\$14,755	252 Units	38.90 %	
Homeowner-Rehab Unit	\$9,354	\$22,638		\$20,487	94 Units	14.50 %	
TBRA Unit	\$8,393	\$6,004		\$3,225	7 Units	1.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Genesee County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,751	\$39,287	\$9,921
State:*	\$78,938	\$73,007	\$19,377
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	3.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	48.5	63.5	81.9	28.6
Black/African American:	46.8	28.6	18.1	71.4
Asian:	1.4	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	4.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.8	0.0	0.0

ETHNICITY:

Hispanic	3.4	2.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	70.8	23.4	13.8	42.9
2 Persons:	20.7	29.4	26.6	28.6
3 Persons:	6.8	25.8	29.8	28.6
4 Persons:	1.7	13.5	20.2	0.0
5 Persons:	0.0	4.4	7.4	0.0
6 Persons:	0.0	3.2	2.1	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.4	29.4	12.8	71.4
Elderly:	29.8	6.0	20.2	0.0
Related/Single Parent:	26.1	35.3	38.3	28.6
Related/Two Parent:	1.0	25.8	25.5	0.0
Other:	0.7	3.6	3.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.3	0.0 #
HOME TBRA:	0.7	
Other:	13.9	
No Assistance:	85.1	

of Section 504 Compliant Units / Completed Units Since 2001 64

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Genesee County State: MI Group Rank: 36
(Percentile)
State Rank: 18 / 20 PJs Overall Rank: 32
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.54	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	72.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.58	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.69	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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